

DOUGLAS COUNTY, NV **2023-995436**  
RPTT:\$1248.00 Rec:\$40.00  
\$1,288.00 Pgs=4 **04/10/2023 04:01 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1022-09-001-097  
**R.P.T.T.:** \$1,248.00  
Escrow No.: 23032827-DC  
When Recorded Return To:  
Sarah M. Roberts and Kevin L. Roberts  
3671 Topaz Ranch Rd  
Wellington, NV 89444

Mail Tax Statements to:  
Sarah M. Roberts and Kevin L. Roberts  
3671 Topaz Ranch Rd  
Wellington, NV 89444

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**That Kenneth Ivey and Kevin Wheeler Petioners and Co-Adminstrators in the matter of The Estate of Robert Lee Ivey aka Robert L. Ivey, Case No. 2023-PB-00009 in the Ninth District Court of the State of Nevada in and for the County of Douglas, Pursuant to the Order therein issuing Letters of Admistration with Authority to Administer the Estate under the Independent Administration of the Estate Act With Full Authority.**

do(es) hereby Grant, Bargain, Sell and Convey to

**Sarah M. Roberts and Kevin L. Roberts, wife and husband, as joint tenants with right of survivorship**

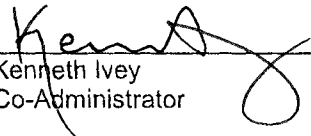
all that real property situated in the City of Wellington, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 31 day of MARCH, 2023.


The Estate of Robert <sup># Lee</sup> Ivey aka Robert L. Ivey

BY:   
Kenneth Ivey  
Co-Administrator

STATE OF Idaho

COUNTY OF Canyon

This instrument was acknowledged before me on this 31 day of March, 2023, by Kenneth Ivey, as Co-Administrator of The Estate of Robert <sup># Lee</sup> Ivey aka Robert L. Ivey.

  
Notary Public

DANNY BELDEN  
COMMISSION # 37556  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 10/15/2024

Dated this 29 day of March, 2023.

The Estate of Robert <sup>or Lee</sup> Ivey aka Robert L. Ivey


BY: [Signature]  
Kevin Wheeler  
Co-Administrator

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 29 day of March, 2023, by Kevin Wheeler, as Co-Administrator of The Estate of Robert <sup>or Lee</sup> Ivey aka Robert L. Ivey.

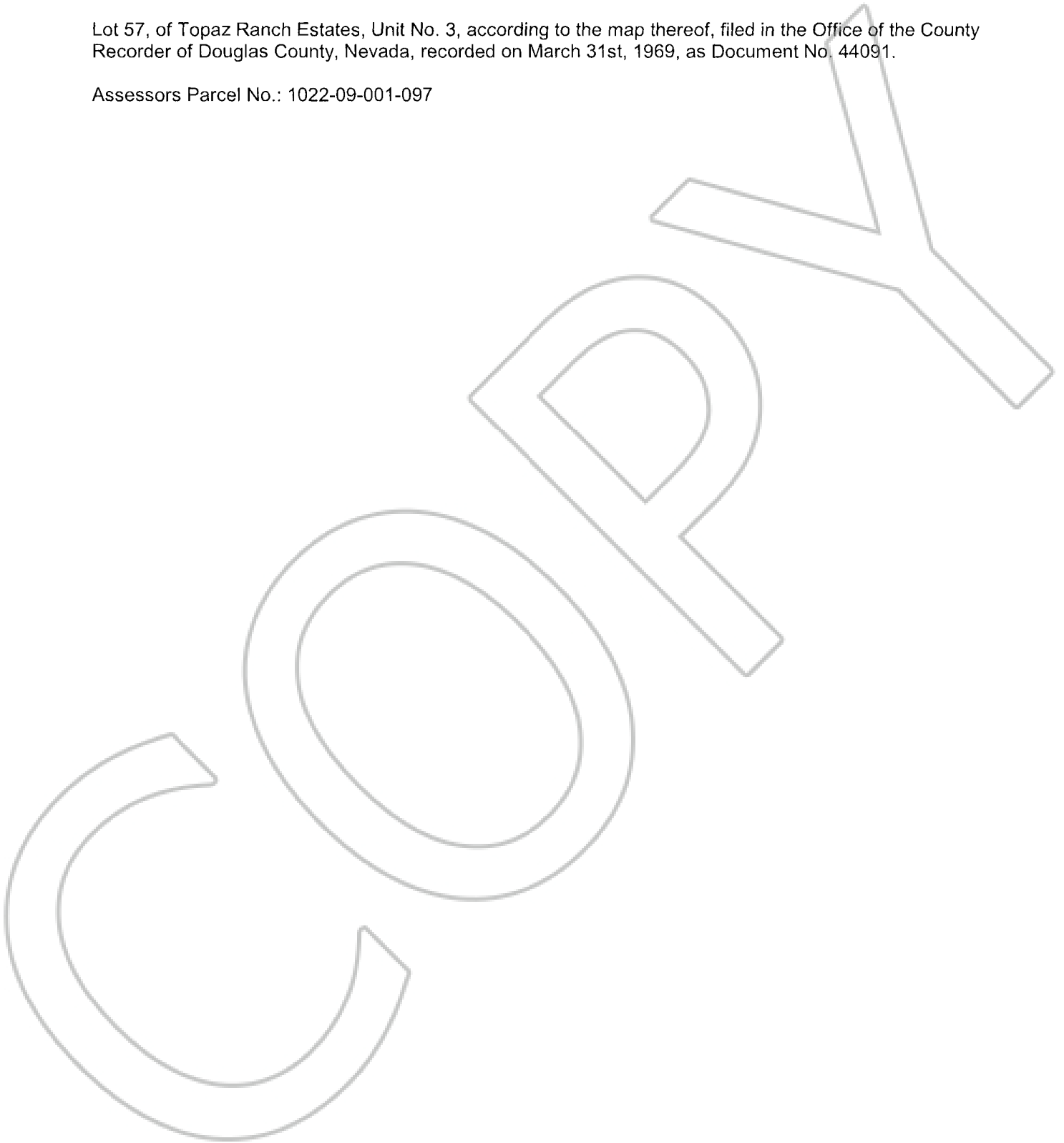
[Signature]  
Notary Public

 D. CLARK  
Notary Public - State of Nevada  
Appointment Recorded in Lyon County  
No: 22-4703-12 - Expires February 21, 2026

**EXHIBIT "A"**

Lot 57, of Topaz Ranch Estates, Unit No. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on March 31st, 1969, as Document No. 44091.

Assessors Parcel No.: 1022-09-001-097



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-09-001-097  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural       h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$320,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$320,000.00  
 d. Real Property Transfer Tax Due: \$1,248.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: [Signature] Capacity: Escrow Officer  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

That Kenneth Ivey and Kevin Wheeler  
 Petioners and Co-Adminstrators in the  
 matter of The Estate of Robert Lee Ivey

Print Name:	<u>aka Robert L. Ivey,</u>	Print Name:	<u>Sarah M. Roberts and Kevin L. Roberts</u>
Address:	<u>3671 Topaz Ranch Rd</u>	Address:	<u>3671 Topaz Ranch Rd</u>
City:	<u>Wellington</u>	City:	<u>Wellington</u>
State:	<u>NV</u> Zip: <u>89444</u>	State:	<u>Nevada</u> Zip: <u>89444</u>

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: First Centennial Title Company of Nevada Esc. #: 23032827-DC  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703